

**JUNE 1, 2010 MINUTES
REGULAR WHEATLAND PLANNING
COMMISSION MEETING
WHEATLAND COMMUNITY CENTER,
101 C STREET, WHEATLAND, CA
6:30 – 6:40 p.m.**

PLANNING COMMISSIONERS PRESENT: T. Mihalyi, K. Kuntz, M. Pfaff and J. Wickliff

OTHER OFFICIALS PRESENT: T. Raney, Community Development Director

PLEDGE OF ALLEGIANCE:

Commissioner Tom Mihalyi led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT CALENDAR

It was moved by J. Wickliff, seconded by K. Kuntz to approve **minutes from the regular meeting on March 16, 2010**. Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) T. Raney presented discussion of the proposed amendment to the Settler's Village Master Sign Plan. Raney explained that in 2008, a Master Sign Plan for Settler's Village Shopping Center was approved by the Wheatland Planning Commission. The approved Master Sign Plan for Settler's Village included sign criteria, design requirements, and door and side light signage requirements for Settler's Village. In addition, the Master Sign Plan established the total allowable square footage of signage for Settler's Village, including the total allowable square footage for the future monument sign. It was determined that any requests to revise the conditions of the Master Sign Plan would be required to be presented to and approved by the Planning Commission. The original Master Sign Plan indicated that the monument sign for the center could be a maximum of 8 feet wide and 12 feet tall, with a maximum sign display area of 8 feet by 8 feet (64 total square feet). In May 2010, the project applicant, Mr. Cary Wilson, submitted plans depicting the proposed Settler's Village monument sign design. The plans indicate that the monument sign would be located slightly west of the site's access driveway (Driveway #2) from State Route (SR) 65 (northwest of McDevitt Drive), and the monument sign would be located 10.5 feet from the top back of the sidewalk curb that runs along SR 65. In addition, the plans show that the monument sign would be 12 feet tall and 16 feet wide (including the base). The total sign display area for the monument sign would be 12 feet by 12 feet (144 square feet). The monument sign would be backlit and would include internal illumination. The plans indicate that the base of the monument sign would utilize brick and other finishes that match the main buildings. The project applicant is requesting that the Planning Commission approve a revised Master Sign Plan for

Settler's Village in order to include the above-discussed specifications for the monument sign. Provided that the proposed monument sign complies with all of the requirements in the Master Sign Plan, and a color rendering of the proposed monument sign (indicating materials and colors, method of illumination, overall dimensions [including area devoted to sign display area], setback from property lines, and lettering style and number of store names that would appear on the sign) is submitted for review and approval by the City Planning Department, City staff is recommending approval of the proposed monument sign.

It was moved by M. Pfaff, seconded by J. Wickliff to **amend the Master Sign Plan for Settler's Village Shopping Center and approve the revised monument sign.** Vote called – AYES: All. Motion carried.

REPORTS

Planning Commissioners received a letter of resignation from Mark Beaman and directed staff to post this vacancy for thirty days.

With no other business before the Commissioners, the meeting adjourned at 6:40 p.m.

Respectfully submitted,
Tim Raney, Community Development Director